



200008030112

Kathy Hill, Skagit County Auditor
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WHEN RECORDED RETURN TO
JOHN F. GRAZIER
2910 TIMOTHY PLACE
MOUNT VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

STATUTORY WARRANTY DEED
ISLAND TITLE CO.
B16553 ✓

311098

Dated: JULY 27, 2000
~~XXXXXXXXXX~~ SP NP

THE GRANTOR
STEVEN PATTON AND NANCY PATTON, HUSBAND AND WIFE

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
JOHN F. GRAZIER AND ANN MARIE GRAZIER, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT State of Washington:
Tax Account Number(s): 4719-000-036-0000

LOT 36, PLAT OF BAKERVIEW WEST, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON

SUBJECT TO EXHIBIT "A" AS HERETO ATTACHED

36593
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

AUG 03 2000

Amount Paid \$ 2,597.02
Skagit Co. Treasurer
By Deputy

STEVEN PATTON

Steven Patton
STEVEN PATTON

NANCY PATTON

Nancy Patton
NANCY PATTON

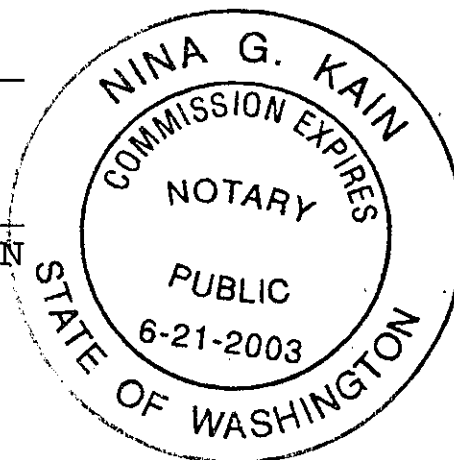
STATE OF WASHINGTON
COUNTY OF Snohomish

SS

ON THIS 1st DAY OF August, 2000 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
Steven and Nancy Patton KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT they SIGNED AND SEALED THE SAME AS their FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Nina G. Kain
NOTARY SIGNATURE

PRINTED NAME: Nina G. Kain
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Everett
MY COMMISSION EXPIRES ON 6-21-03.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 311098

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet of said premises adjacent to street

Easement delineated on the face of said plat;

For: Private drainage

Affects: South 10 feet of said premises

Building envelope area as delineated on the face of said plat.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

Easement provisions contained on the face of said plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Notes as disclosed on the face of said plat as follows:

- A. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in Note 2 above and being recorded under Skagit County Auditor File Numbers 9712310162, 9802030082, 9208270033, and 9406070002, records of Skagit County, Washington.
- B. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
- C. Owner/Developer: Joseph D. and Kimberly A. Woodmansee
1730 Britt Road
Mount Vernon, WA. 98273
Phone: (360) 424-4886

EXHIBIT/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 311098

D. Zoning – M.H.P.

E. Utility Sources: Telephone: G.T.E.
Power: Puget Sound Energy
Television: TCI Cablevision
Storm: City of Mount Vernon
Sewer: City of Mount Vernon
Water: Public Utilities District No. 1 of Skagit
County
Gas: Cascade Natural Gas

F. Building Set Backs: Manufactured Homes Lots 19-48
Front: 25 feet on 30th and 20 feet on side streets
Rear: 10 feet
Side: 5 feet
Stick Built Homes Lots 1 – 18
Front: 25 feet on 30th and 20 feet on side streets
Rear: 20 feet
Side: 5 feet minimum, with combined total no less than
15 feet

G. Vehicle access to and from Lots 1, 9, 10, 18, 19, 28, 29, 38, 39 and 48 along
North 30th Street shall be restricted.

Development Standards and conditions for Bakerview West Mobile Home Subdivision per
Rezone to MHP dated December 29, 1997, as prepared by Rick Cisar, Planning Director.

- A. A mobile home subdivision shall comply with all provisions of the subdivision ordinance and all zoning provisions of the district in which it is to be located.
- B. In order to ensure that a mobile home subdivision will be compatible with and will enhance the surrounding area, specific covenants and deed restrictions may be required.
- C. A modular home unit located in the Bakerview West subdivision shall conform to the following standards and conditions and shall have:
1. A permanent foundation.
 2. A width of not less than 24 feet (measuring at all points perpendicular to the length of the home).
 3. A secure tie down.
 4. The tongue removed.
 5. A crawl space under the unit having a minimal height of 18 inches.
 6. Permanent steps affixed to all exits.
 7. Seals affixed by the State Department of Labor and Industries.
 8. All running gear, including axles, removed when placed on the required full foundation.

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9. Approved public sewer and water connections.
 10. A minimum size of 900 square feet.
 11. A manufactured date of 1994 or later.
 12. No metal siding or roofs or metal sheds or accessory building or additions.
 13. An appearance that is residential in character.
- D. Additions and accessory building to the modular units shall employ materials similar to those of the original unit or other products which are compatible with the materials employed in the unit.
- E. All units shall be located on the lot in conformance to approved setbacks as shown on the site plan and/or subdivision plat.
- F. Fence design and materials shall be limited to those shown on the approved site plan and/or subdivision plat.
- G. All corner lots adjacent to 30th Street shall provide the typical landscape buffer and rail fencing as shown on the site plan and/or subdivision plat prior to issuance of a final certificate of occupancy for the unit.

City of Mount Vernon Ordinance No. 2863, including the terms and conditions thereof;

Recorded: April 8, 1998

Auditor's No.: 9804080064

- END OF SCHEDULE B-001 -

EXHIBIT/RDA/0999



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